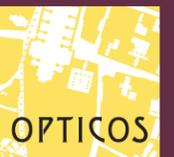




Armfield/ Lemen Avenue Neighborhood Framework Plan Existing Conditions Analysis

Woodland, California
July 2022



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City Context

Woodland At-a-Glance

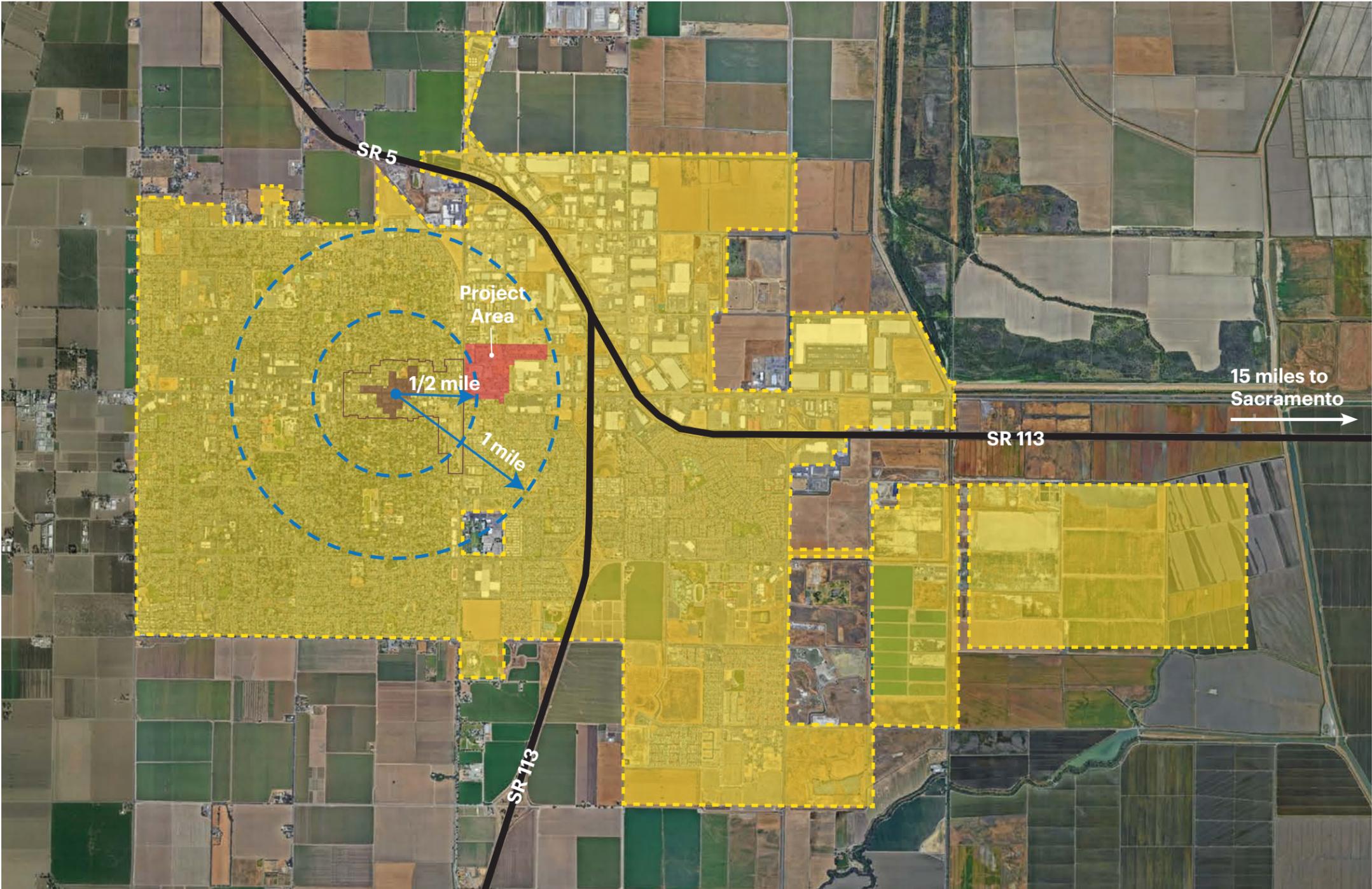
Established in 1850, Woodland is the county seat of Yolo County in Northern California. Located approximately 15 miles northwest of Sacramento, it has a population of 60,000 residents according to the 2020 census and an area of 15.3 sq. miles. Davis is approximately 10 miles away. Regional access is provided by highways I-5 and I-80. Woodland's economy is largely based on agriculture and agro-based industries.

Project Area

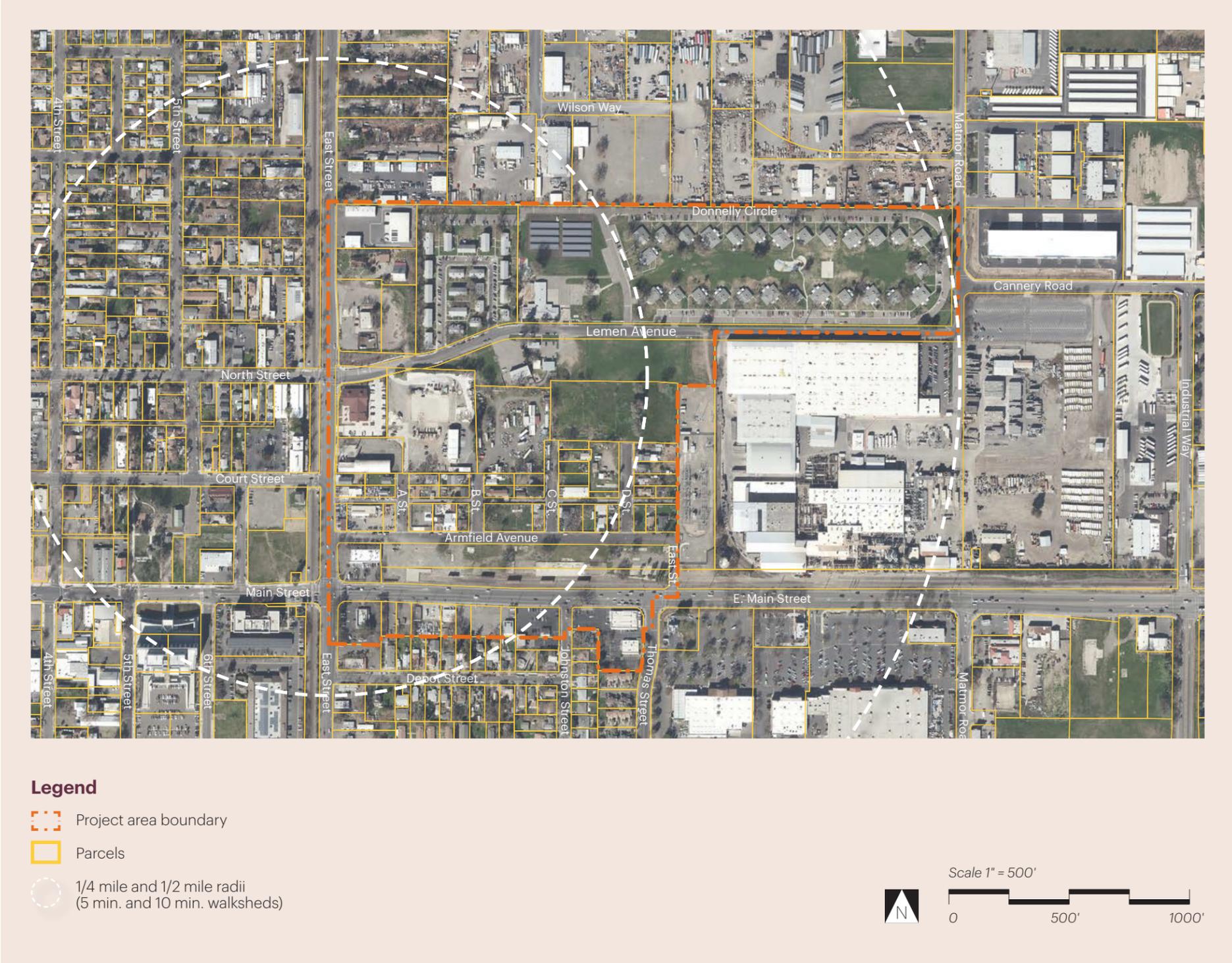
The project area, shown as a red polygon on the map to the right, is located at East and E Main and is approximately half a mile from downtown Woodland (measured from Main and 1st Street). It is approximately 120 acres in area.

Legend

- Project area
- City of Woodland
- Major highways
- Historic downtown
- Downtown Specific Plan boundary
- 1/4 mile and 1/2 mile radii walkshed from Downtown



Existing Conditions



Existing Conditions

The project area includes the Armfield neighborhood as well as two affordable housing developments owned by Yolo County Housing Authority (YCHA), the Yolano and Donnelly developments. The extents of the project area are shown in the map on the left. Surrounding uses include a mix of residential, mixed-use and industrial uses. To the north and east of the project area are mainly industrial uses, and to the west and south are a mix of residential and commercial uses. Adjacent to the east edge of the project area is Pacific Coast Producers, an agricultural food processing cooperative and a major employer for the city. To the west of the project area along East Street and to the south along E Main Street are Union Pacific rail tracks that are currently unused. Most of the commercial uses within the project area are along E Main Street and East Street, as well as other community amenities. The project area is also within a walking distance of the core of downtown historic Woodland (at Main and 1st St).

Within the project area, Lemen Avenue is the main east-west street. The Armfield neighborhood is located south of Lemen Avenue and has a mix of single-family homes, with some industrial and other non-residential uses. North of Lemen Avenue are the two YCHA developments with a total of 132 housing units. The Yolano development, located off Lemen to the northwest of the project area, includes about 80 units, mainly fourplexes, arranged around a U-shaped driveway off Lemen Avenue. The Donnelly Circle development, located off Lemen Ave and Matmor Road to the northeast of the project area, includes about 50 units in the form of mainly duplexes diagonally arranged around a central green space.

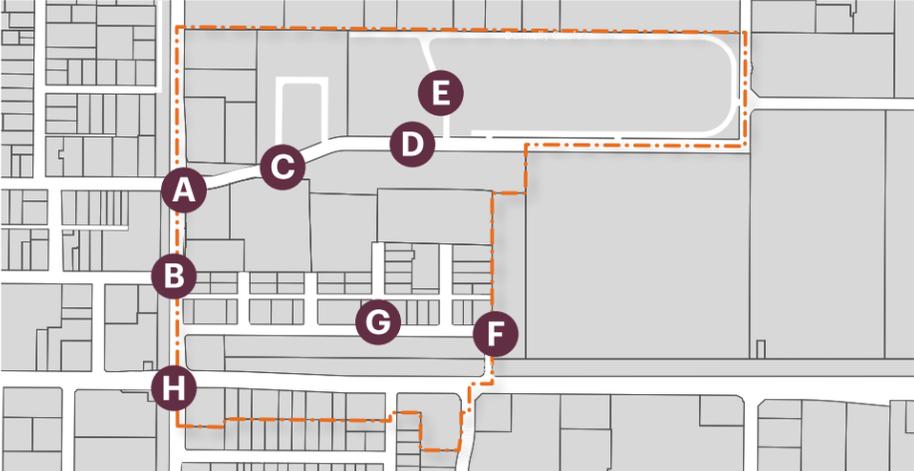
Neighborhood Context and Uses



Legend

- A** Industrial equipment supplier
- B** Autobody shop
- C** Restaurant/ Cafe
- D** YCHA - HUD Public Housing (Yolano)
- E** Solar Farm
- F** YCHA - HUD Public Housing (Donnelly)
- G** Gym/Recreation
- H** Boxwood Landscape & Construction
- I** TANA Taller Arte del Nuevo Amanecer
- J** Yolo County Housing Food Distribution Center
- K** Pacific Coast Producers
- L** Corporate offices
- M** Convenience/Grocery Store
- N** Auto Sales

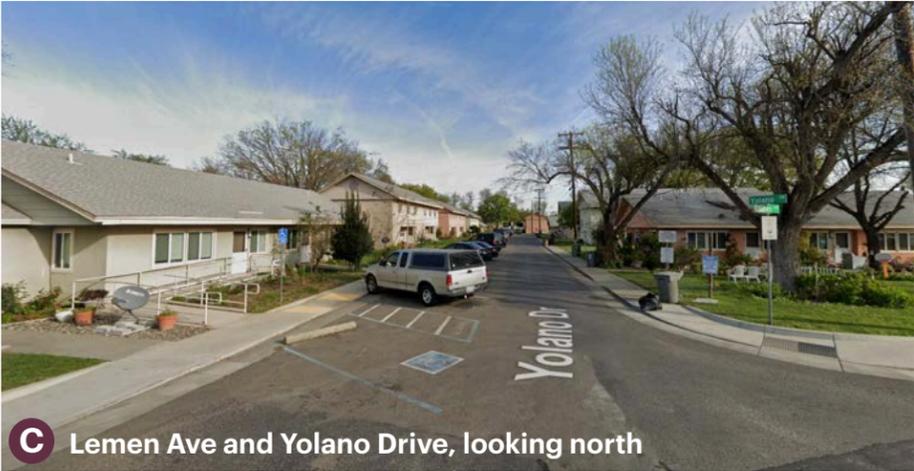
Existing Physical Character



A Lemen Ave and East St, looking east



B East St and Court St, looking east



C Lemen Ave and Yolano Drive, looking north



D Lemen Ave, looking west



E Donnelly Circle, looking east



F Armfield Ave, looking west



G C St, looking north



H East St and Main St, looking east

Built Form and Building Heights



Built Form

This map shows the built form of the site, specifically highlighting the house-scale buildings along A, B, C, and D Streets which are similar in built character as the neighborhoods to the west. In contrast, there are large industrial buildings adjacent to the site to the north and east. The Donnelly and Yolano developments have different building orientation and block layout compared to the Armfield and other gridded neighborhoods to the west. Built form examples from the study area are shown on the right.

Legend

-  Project area boundary
-  Building footprints
-  Parks/ open space



Existing Building Heights

Within the project boundary, most buildings are single-storied. There are several vacant parcels with no buildings. Adjacent to the project area, the built fabric is largely single-storied as well, with some two- and three-story buildings to the west and south. Taller structures include those in the industrial facility (Pacific Coast Producers) to the east of the project area, Morgan's Mill at East and Court St, and the commercial building at East and E Main St.



Streets and Connectivity

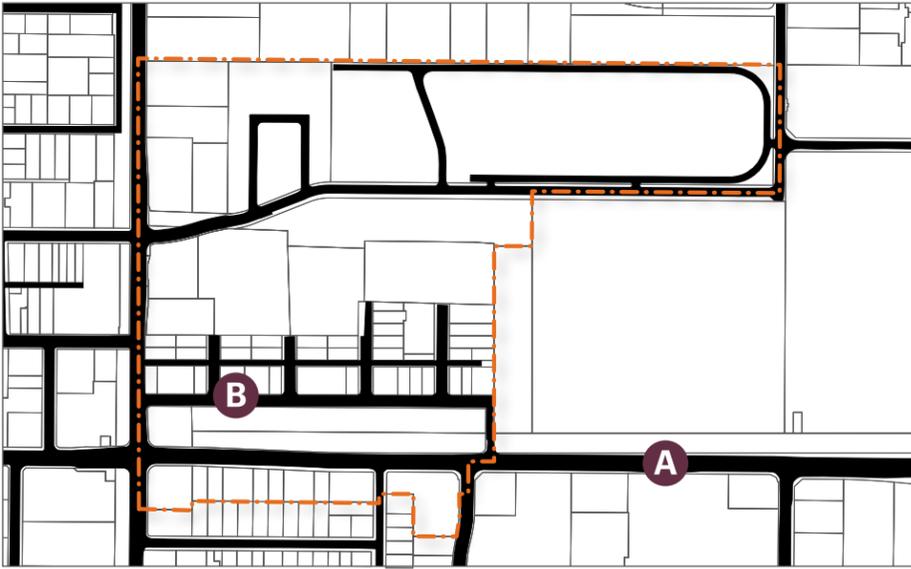


Street Connectivity and Hierarchy

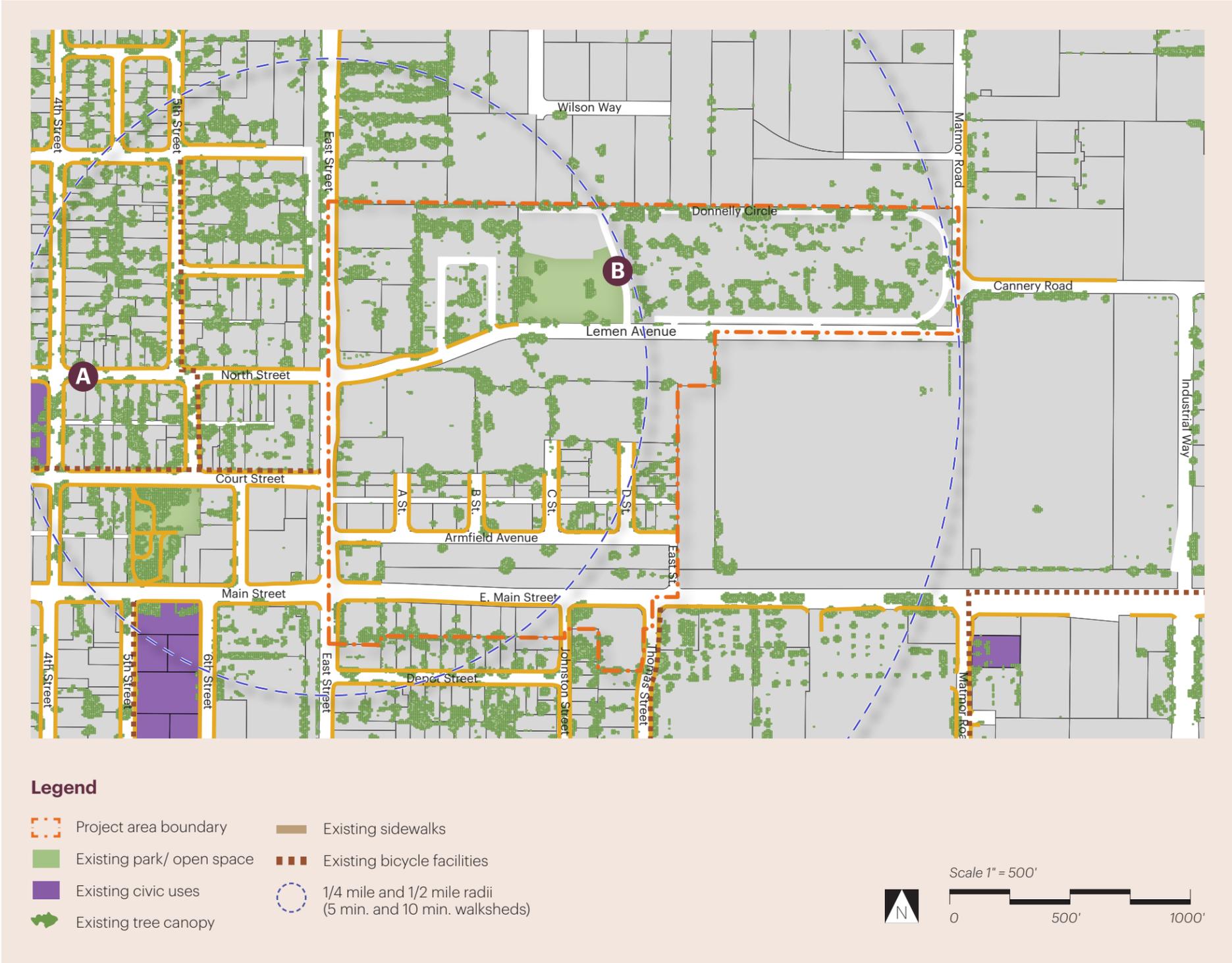
Street connectivity directly influences access and the capacity of a neighborhood to accommodate additional housing, in addition to promoting a more walkable environment. The map to the left illustrates the existing street hierarchy, and the map below highlights the street connectivity within the project area.

E Main Street is the city's major east-west corridor and runs south of the study area. East Street along the study area's western edge, is a major north-south corridor. Lemen Avenue extends through the project site as an east-west through-street.

However, within the project area there is low street connectivity. A, B, C, and D Streets provide access to existing homes in the Armfield neighborhood but do not extend through to Lemen Avenue. The YCHA parcels have internal driveways but do not form part of the city street grid.



Existing Public Realm



Existing Public Realm

The condition of the public realm, and thereby the degree of walkability of a place, is indicated to a large extent by the condition of sidewalks and trees. To the east of the project area, most blocks include good tree canopy and a complete network of sidewalks. To the north and east of the project area, there is little to no tree canopy, given the industrial nature of the areas and few to no sidewalks. Within the project area, most existing streets have sparse tree coverage and minimal sidewalks. The Yolano and Donnelly developments have some tree coverage within their open spaces.

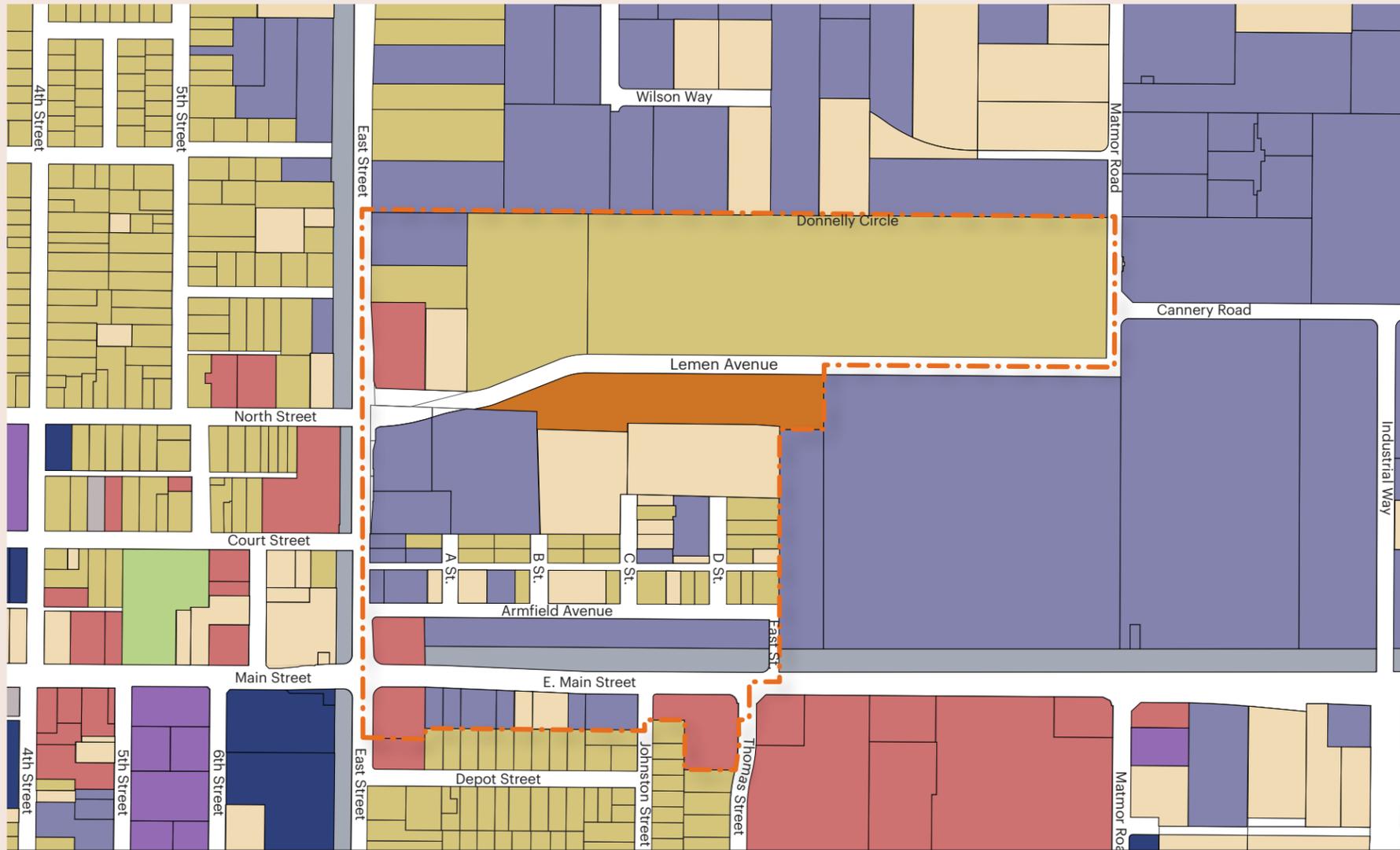
Bicycle facilities in the form of bike lanes are present on Main Street and some sections of E Main Street and Matmor Road, as shown in the map to the left. At present, there is no well-established bicycle network. Limited "safe routes" to nearby schools include a signalized crosswalk at Lemen and East St.



Tree Canopy

As described above, the blocks to the east of the site (image A) have streets with a more extensive tree canopy and a greater variety of tree types. Within the project area (image B), trees are more sparse with fewer varieties.

Zoning and Land Uses

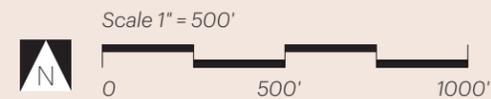


Existing Land Uses

Existing uses in the project area and vicinity include a mix of residential, commercial, industrial and other uses. To the west of the project area, most parcels are zoned residential, with some civic uses along E Main Street. The east and north of the project is primarily industrial in character.

Legend

- Project area boundary
- Vacant
- Residential
- Commercial
- Mixed Use
- Office
- Industrial
- Civic
- Park
- Rail tracks



Zoning

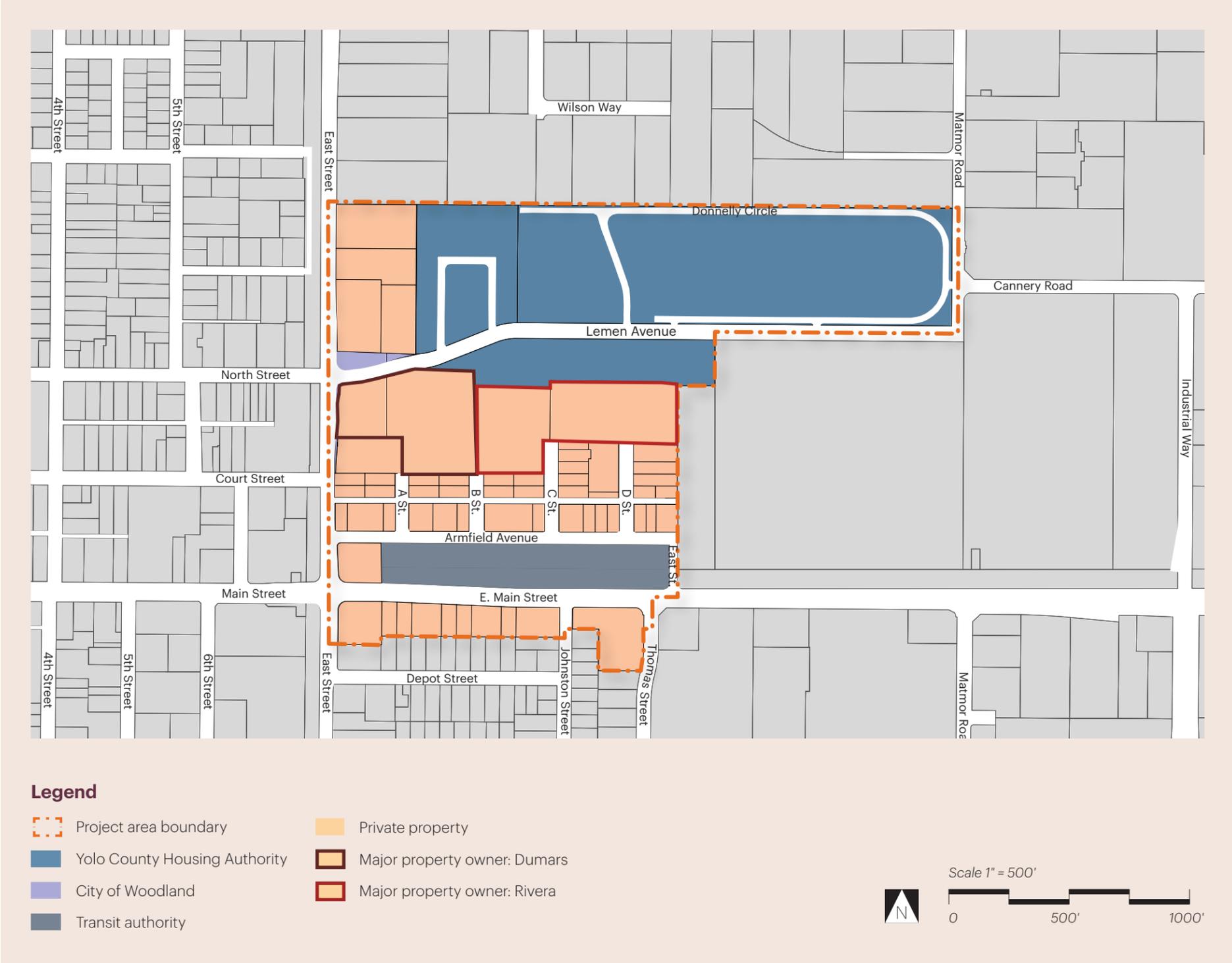
The project area is zoned as Corridor Mixed Use (CMU-E). To the west of the project, most parcels have Residential Low-Density or Downtown-Mixed Use zoning designation. To the east, most parcels are zoned Industrial. South-east of the project area, a Community Commercial zone exists, with Residential Medium Density further south (not shown on map).



Legend

- Project area boundary
- Corridor Mixed Use
- Downtown Mixed Use
- Residential Low Density
- Community Commercial
- Industrial

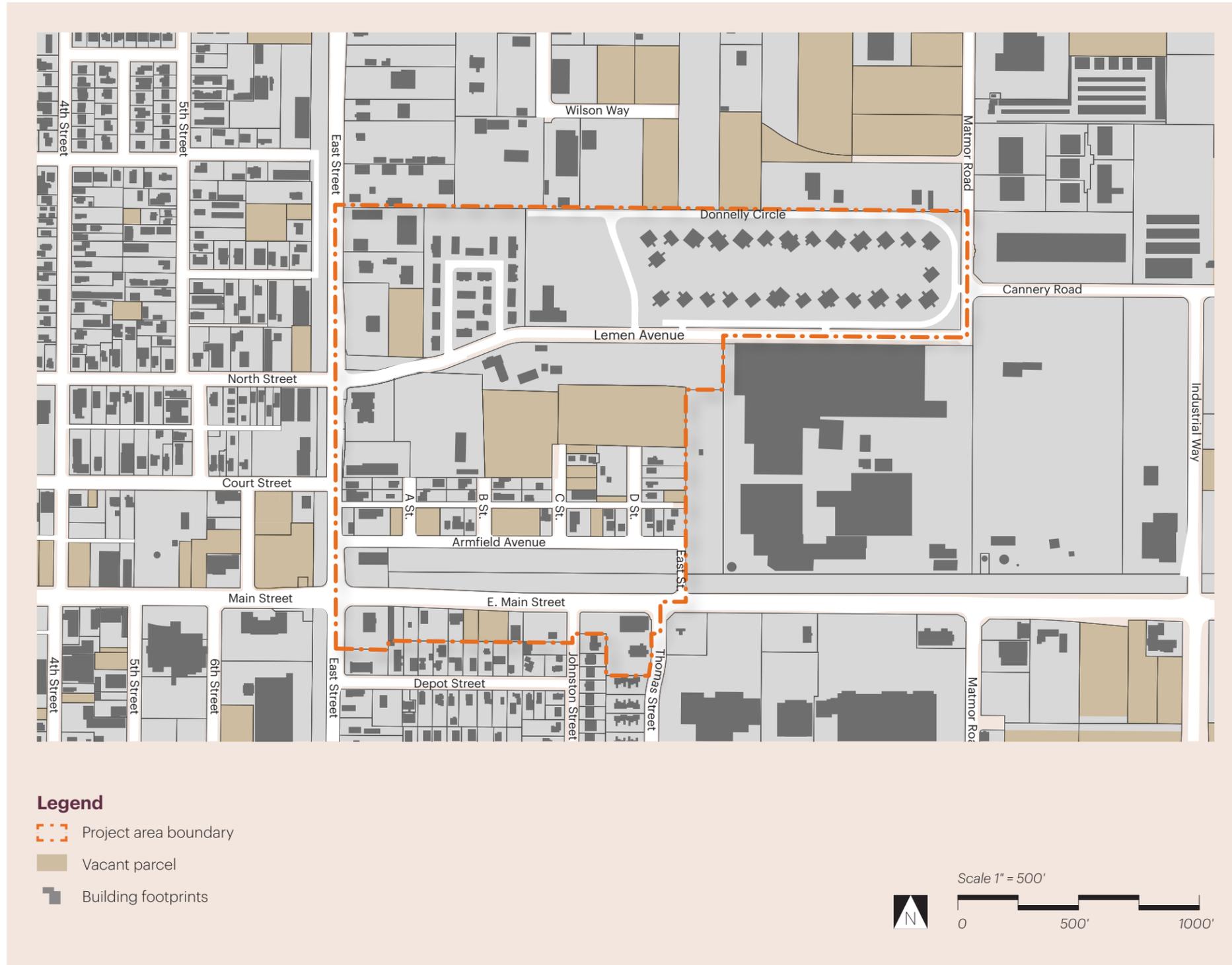
Existing Ownership



Ownership

Within the project boundary, there are five major property owners. Yolo County Housing Authority (YCHA) owns the Donnelly Development, Yolano Development, and some other adjacent land. The City of Woodland owns property along Lemen Avenue. The Transit Authority owns the land with railroad tracks adjacent to E Main Street. All other parcels are privately owned. Two large private property owners, Dumars and Rivera, each own several large parcels. The location of these parcels is central to the project area and offer significant redevelopment opportunities.

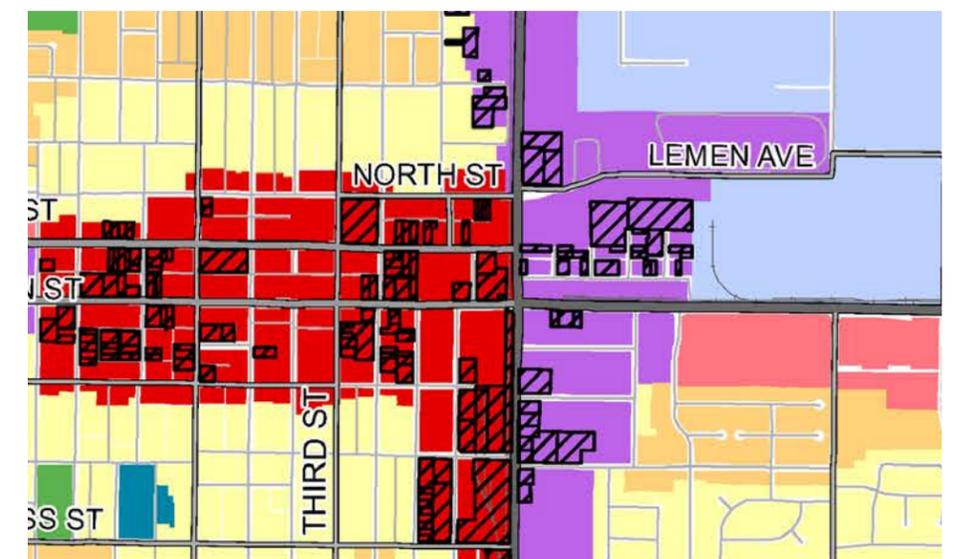
Vacant Parcels



Vacant and Underutilized Parcels

Within the project boundary, there are several parcels which are currently vacant, as shown in the map on the left. These include several large parcels owned by Rivera and several small parcels within the Armfield Avenue area of the site. A single parcel adjacent to the Yolano Development is also vacant.

In addition, several parcels in the project area are considered underutilized, and have been identified as Opportunity Sites in the City's adopted Housing Element and 2035 General Plan. These are shown in the map below with a hatch pattern.



Source: General Plan Appendices, City of Woodland

Site Challenges and Opportunities

Below is a summary of identified challenges and opportunities for the project area

Challenges

- 1 Limited connectivity**

The neighborhood has limited street connectivity to adjacent areas, with few through-streets in both east-west and north-south directions. Access to the neighborhood from adjacent streets can be improved. Within the study area, internal connectivity is inadequate between the Armfield neighborhood and the YCHA parcels to the north.
- 2 Vacant and underutilized parcels**

There are several vacant parcels within the neighborhood that negatively impact the existing built character and create gaps in the existing built fabric. Several other parcels are underutilizing the available space and could be reconfigured with improved layouts to facilitate improved circulation and additional development including housing.
- 3 Incompatible uses and abrupt use transitions**

Existing uses vary from one parcel to the next in some parts of the Armfield neighborhood, which are incompatible in some cases and lead to awkward adjacencies. Along E Main Street, the train tracks create a connectivity barrier and also limit the use of that parcel.

Opportunities

- 1 Good location near downtown and amenities**

The neighborhood, while adjacent to an industrial use, is also within walking distance of downtown Woodland (the blocks around Main and 1st) and its many amenities. The zoning designation for the neighborhood, Corridor Mixed Use, also supports the vision of the neighborhood evolving into a more vibrant mixed-use community with a greater variety of housing.
- 2 Vacant and underutilized parcels offer development opportunities**

The fact that many parcels within the study area are vacant or underutilized boosts its collective development potential, and opens up many opportunities for providing additional housing to support much-desired new retail, amenities and services. The new housing units envisioned as part of the YCHA redevelopment can provide the additional population needed to support this reinvestment.
- 3 Established community with long-term residents**

Within the study area, both the YCHA and Armfield neighborhoods have established families and long-time residents. The infusion of new housing can help enhance the neighborhood's existing identity and character.

Design Principles

Below are preliminary design principles to guide planning efforts for the project area

I. Create neighborhood mixed-use centers

Focus mixed-use development at key nodes to create centers with amenities, services and neighborhood-serving

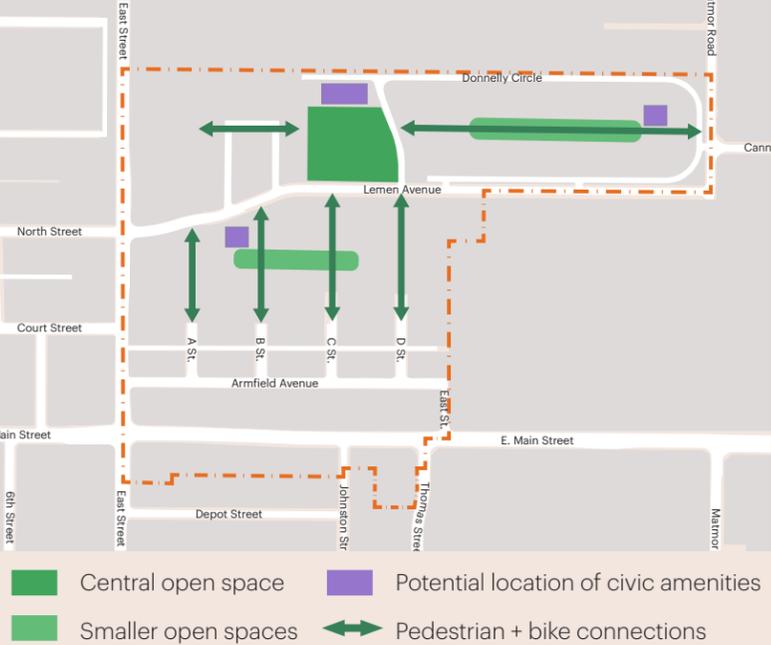
- Strengthen existing retail and commercial uses at key intersections
- Add new uses to provide amenities and services to existing and new residents
- Enhance the sense of arrival at main neighborhood entrances at Lemen and North and Thomas and E Main with new uses, landscaping, etc.
- Consider new future uses along E Main Street to replace the rail tracks, that will create a new address and image



III. Enhance open space and civic amenities

Establish an open space network that serves the needs of existing and future residents

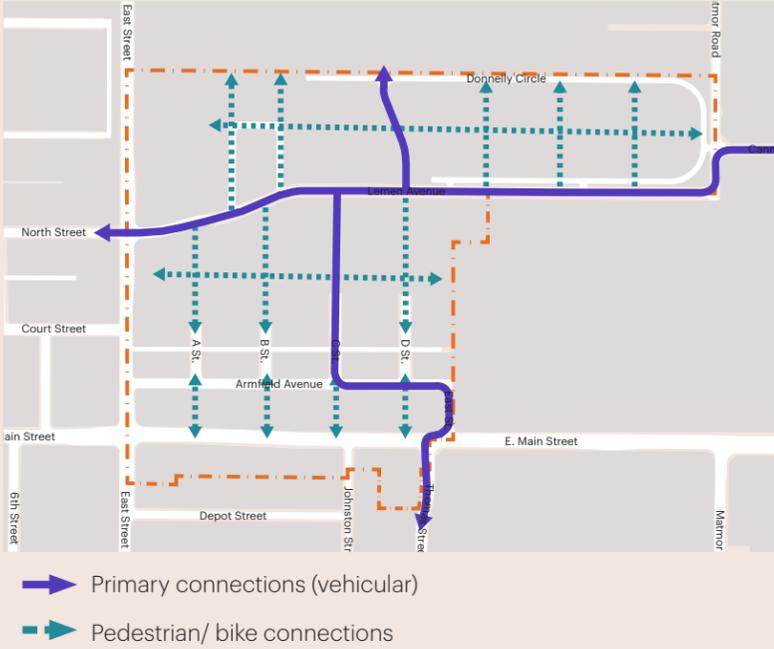
- Improve the existing open space as a central, easily accessible gathering space for the entire neighborhood
- Locate new civic amenities near open spaces to encourage active use
- Improve pedestrian, bicycle connections to promote walking and biking
- Add trees for shade and greenery
- Provide additional smaller greens where feasible



II. Improve connectivity and access

Modify existing streets and blocks to improve access and connectivity

- Develop primary connections in both east-west and north-south directions, and improve street realignment and intersections as needed
- Redesign the YCHA properties and existing large vacant parcels as small blocks with through-connections
- Consider pedestrian passages, alleys, shared driveways, etc. for connectivity, where new streets are not feasible
- Improve pedestrian and bicycle amenities to encourage walkability



IV. Enhance neighborhood character and housing variety

Add new housing and supporting uses to enhance built character and identity

- Consider a variety of housing types that can expand housing choice and access
- Create a cohesive built environment through the careful allocation of uses and development intensity
- Regulate built form and massing to ensure sensitive transitions between areas of different housing intensity and character

